

Know all Men by these Presents, 29518

That BEVERLY GINN and ROBERT E. GINN of Manchester, County of Essex and Commonwealth of Massachusetts, and MARK H. GINN of Portland, County of ~~in consideration of~~ Cumberland and State of Maine, in consideration of One (\$1.00) Dollar and other valuable considerations paid by RYDER TRUCK RENTAL, INC., a corporation organized and existing under the laws of the State of Florida and having a principal place of business in Miami, ~~whose mailing address is~~ County of Dade and State of Florida, which has the mailing address of P. O. Box 020816, 3600 NW 82nd Avenue, Miami, Florida 33102-0816,

TRANSFER
TAX
PAID

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said RYDER TRUCK RENTAL, INC., its successors

~~and~~ and assigns forever,

A certain lot or parcel of land with all buildings located thereon situate on Industrial Park Road in the City of Waterville, County of Kennebec and State of Maine, and being more particularly described as follows, to wit:

Beginning at a steel pin in the southerly right of way line of State Highway "95", also known as the "Interstate Highway", said pin is also on the extension northerly of the westerly line of the Industrial Road and being parallel to and eight hundred ninety and zero tenths (890.0') feet more or less easterly of Main Street; thence north seventy five degrees eighteen minutes east (N 75° 18' E) along the southerly line of said Interstate for one hundred forty four and seven tenths (144.7') feet to a stone monument; thence north eighty one degrees two minutes east (N 81° 02' E) continuing along said Highway for two hundred forty nine and three tenths (249.3') feet to a stone monument; thence south nine degrees eight minutes east (S 09° 08' E) continuing along said Highway for thirty and nine tenths (30.9') feet to a stone monument; thence north seventy nine degrees fifteen minutes east (N 79° 15' E) continuing along said Highway for one hundred ninety eight and zero tenths (198.0') feet to an iron rod; thence south eight degrees thirty eight minutes east (S 08° 38' E) for four hundred one and eight tenths (401.8') feet to an iron rod and the northerly line of the Industrial Road; thence south eighty two degrees three minutes west (S 82° 03' W) along the northerly line of said Industrial Road for five hundred ninety nine and six tenths (599.6') feet to an iron rod; thence north seven degrees twenty eight minutes west (N 07° 28' W) for four hundred one and four tenths (401.4') feet more or less to a steel pin and the point of beginning.

Meaning and intending to described a parcel of land containing five and sixty one hundredths (5.61) acres and being Lot No. 5 as more particularly shown on a Survey Plan entitled "Waterville Industrial Park Final Plan, recorded in the Kennebec County Registry of Deeds in Plan File E-80193).

The above described premises is conveyed subject to the following restrictions which shall be covenants running with the land and binding upon the grantee, its successors and assigns:

1) Construction and plant design shall be approved by the grantor, and all buildings on said premises shall be in harmony with other buildings located in the Industrial Park of which the above described premises is a part. The grantee shall submit to the grantor a preliminary plan showing general design of buildings, location of site, landscaping, etc. for approval. No building shall be constructed on said premises without prior written approval of final construction plans by the grantors.

2) No more than one building shall be constructed or placed on the above described premises without the prior written approval of the grantor. No

additions or exterior structural alterations to any building or buildings on the above described premises shall be made without the prior written approval of the grantor. The grantor's approval shall not be unreasonably withheld so long as said additional buildings, additions or alterations are in harmony with other buildings in said Industrial Park.

3) In the event construction of a building has not been started on the above described premises within 1 year from date hereof, the grantor shall have the option to repurchase said premises at the same price paid by the grantee.

4) All buildings constructed on said premises shall be of non-combustible materials.

5) Each of the above restrictions shall continue and be binding upon the grantee, its successors and assigns, for a period of 25 years from the date hereof.

The above described premises are the same premises as were conveyed to Neilmark Corporation by deed of The Waterville Area Industrial Development Corporation dated September 13, 1960 and recorded in the Kennebec County Registry of Deeds in Book 1202, Page 358.

The within Grantors, Beverly Ginn and Mark H. Ginn, acquired their interest in the above described property by virtue of a deed from Mark H. Ginn, Trustee of the Neilmark Trust dated January 10, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2776, Page 89. The within Grantor Robert H. Ginn acquired his interest in the above described property by virtue of the aforementioned deed and a deed from Shirley E. Ginn et al. to Robert H. Ginn dated September 1, 1985 and recorded in the Kennebec County Registry of Deeds in Book 2856, Page 120.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **RYDER TRUCK RENTAL, INC.,** its successors

~~XXXX~~ and assigns, to its own and their use and behoof forever.

And we do **covenant** with the said Grantee, Corporation ~~XXXX~~ its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, Corporation ~~XXXX~~ its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof,

we, the said **BEVERLY GINN**

and **ROBERT E. GINN**

~~XXXXXXXXXXXXXXXXXXXX~~

and **MARK H. GINN**

~~XXXXXXXXXXXXXXXXXXXX~~ joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seal this 22 day of the month of December, A.D. 1986.

Signed, Sealed and Delivered

in presence of

.....
Lisa K. Ginn

Lisa K. Ginn

Herbert E. Ginn

.....
Beverly J. Ginn
 BEVERLY GINN

Robert E. Ginn
 ROBERT E. GINN

Mark H. Ginn
 MARK H. GINN

Massachusetts
 State of ~~Mass~~, County of Essex

SS: DECEMBER 19, 1986.

Then personally appeared the above named **ROBERT E. GINN**

and acknowledged the foregoing instrument to be HIS free act and deed.

Before me,

.....
Raynor G. Adams

Notary Public
 Attorney at Law

Printed Name, **RAYNOR G. ADAMS**



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